

360 CAMPUS LANE

FAIRFIELD, CA 94534

FOR SALE | ±74,554 SF CORPORATE OFFICE AND R&D PROPERTY



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PROPERTY DESCRIPTION



ADDRESS 360 CAMPUS LANE, FAIRFIELD, CA 94534

APN 0027-360-130

Site Size / Dimensions ±5.47 Acres (±238,273 SF)

Building Size / Dimensions ±74,554 SF

FAR ±31.3%

Year built: 2000

Two-story high image building with prominent 25' tall glass lobby entries, infrastructure to accommodate research and development, biotech, lab, and pharma, and finishes that reflect class A corporate office. Existing footprints provide flexible and functional layouts with a mixture of offices, open area, kitchens, common core and private restrooms, training rooms, lobbies, reception, and data rooms.



BUILDING SPECIFICATIONS

Construction Type:	Concrete Tilt-Up – 10” walls Steel & concrete tilt frame w/ steel girders & web trusses type 1-B Construction
# of Stories:	2
Elevator:	3,500 lbs hydraulic elevator
Water Service:	1.5”
Sewer Service:	6”
Gas Service:	Yes
Data:	Fiber Optic (Tier 1)
HVAC:	Five (5) Units – Roof mounted Trane Tracer Energy Management VAV Systems. 255 tons + 1 Boiler
Security:	Electronic Access Control System
Slab:	5” concrete slab on-grade w/ reinforcing bars spaced at 18” or 24” underlain by 2” of sand, a plastic vapor barrier, and 4” of crushed rock.
Second Floor:	Steel frame composite concrete over steel decking.
Roof:	Open web steel trusses w/ metal deck & concrete layer on top
Parking:	±6/1,000 sf
Clear Height:	±9’ to t-bar ceiling (each level)
Fire Sprinklers:	Automatic fire-sprinkler & fire alarm system
Power:	±3,000 amps @ 277/480 volts, 3-phase
Zoning:	Industrial Business Park (IBP) Fore more information: https://www.codepublishing.com/CA/Fairfield/html/Fairfield25/Fairfield2507.html#25.24.1

Located within one of Solano County's premier high image business parks, Fairfield Corporate Commons consists of nine buildings situated in a campus style and park like setting. The master planned business park is designed for corporate and professional offices, biotech, research & development, life sciences, technology, ecommerce offices, and boast attractive features including above standard parking, walking trails, manicured landscaping, ponds w/ water features, access to the adjacent Solano College campus, public transportation, multi-directional freeway interchange, close proximity to major educational institutions, and amenities.



FAIRFIELD, CA

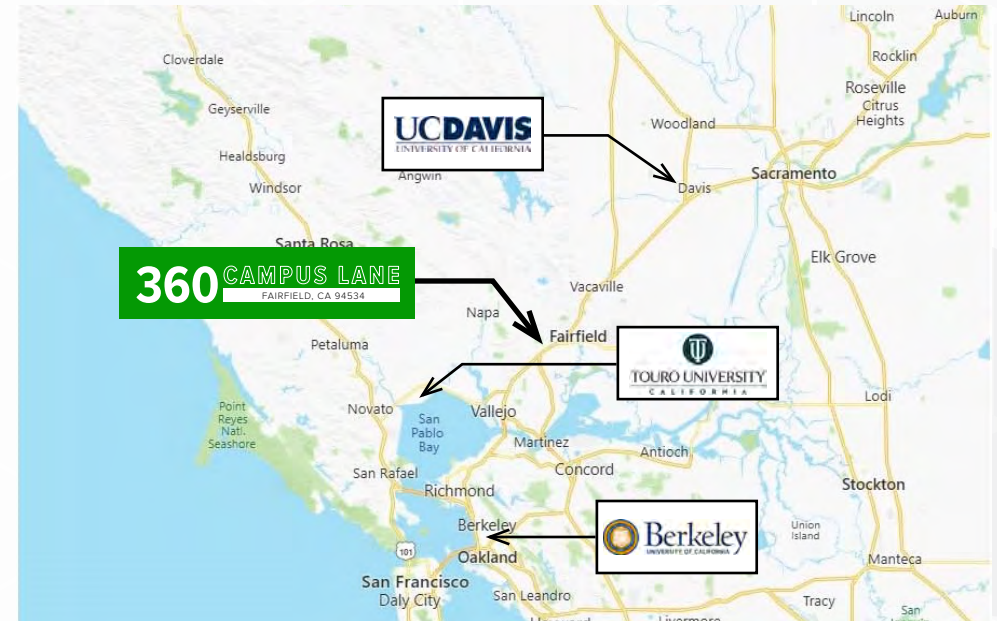
Fairfield is a unique convergence of multi-directional major thoroughfares, conveniently located between the San Francisco Bay Area, the Sacramento metropolitan area, and the productive and picturesque Napa Valley. Business-ready infrastructure includes an ample water supply, distributed available data, advanced sewer treatment facility with robust capacity, a ready well-trained workforce, affordable high quality of life, and a welcoming business friendly local government, Fairfield has become a destination for companies seeking a cost effective market in an environment conducive for employee retention.

Companies note the business-friendliness of City government in general and specifically how involved and diligent the economic development professionals stay engaged to assist with locating, relocating, and expanding their business in Fairfield.

Fairfield is one of the last bay area locations in which employees can affordably live AND work; offering housing options that range from workforce housing to executive estates, and over 50 two-year and four-year educational institutions within a 50-mile radius.

Companies also benefit from the property's strategic location at the I-80, I-680, and Highway 12 Interchange, providing easy access to San Francisco, Oakland, Napa, Walnut Creek, Sacramento, and only 16 miles to Touro University, 30.3 miles to UC Davis, and 33.3 miles to UC Berkeley.

Company	Industry
ABCO Labs	Food Product Development & Production
Abbott Labs	Healthcare & Pharmaceutical
Univar Solutions	Specialty Chemical & Ingredients
Sunpol	Polymers Manufacturer
Partnership HealthPlan	Healthcare
NorthBay Medical	Healthcare
Sutter Health	Healthcare
Kaiser Permanente	Healthcare
Jelly Belly	Candy Manufacturer
Guittard Chocolate	Candy Manufacturer
Just Desserts	Food Manufacturer
Nippon Industries	Cryogenic Food Production
Anheuser-Busch	Brewery
Primal Pet Foods	Pet Food R&D and Production
Amcor PET	Plastics Manufacturer
Meyer Cookware	Cookware Manufacturer
Clorox	Household Product Manufacturer
TenCate Advanced Composites	Composite Production
Travis Air Force Base	Military



Adjacent to Solano Community College main campus. Solano Community College offers a Biomanufacturing Baccalaureate degree program. For more information: <http://www.solano.edu/biomanufacturing/>



EAST FACING LOBBY



WEST FACING LOBBY








±235,000 ADT


SUISUN VALLEY ROAD


- G



- F



- E


- D


- C


- B


- A





★	SUBJECT PROPERTY
A	COPART
B	West America Bank HQ
C	Northbay Healthcare HQ
D	Sutter Health
E	Kiewit Construction
F	Homewood Suites & Staybridge Suites
G	Partnership HealthPlan HQ

< 2 MILES FROM MAJOR
RETAIL, RESTAURANTS
AND BUSINESS CENTERS

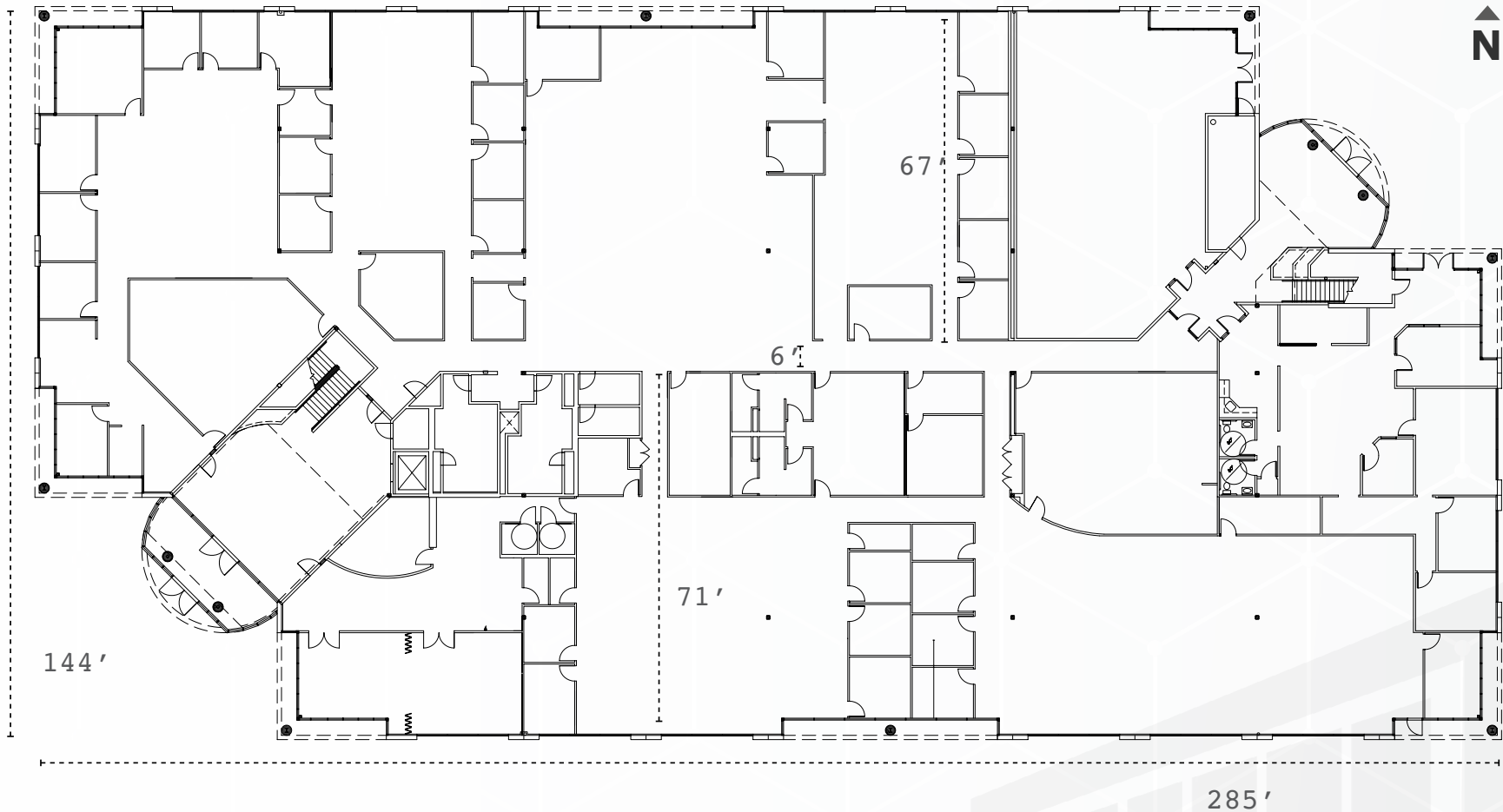
- Restaurants
- Gas
- Entertainment
- Hotels



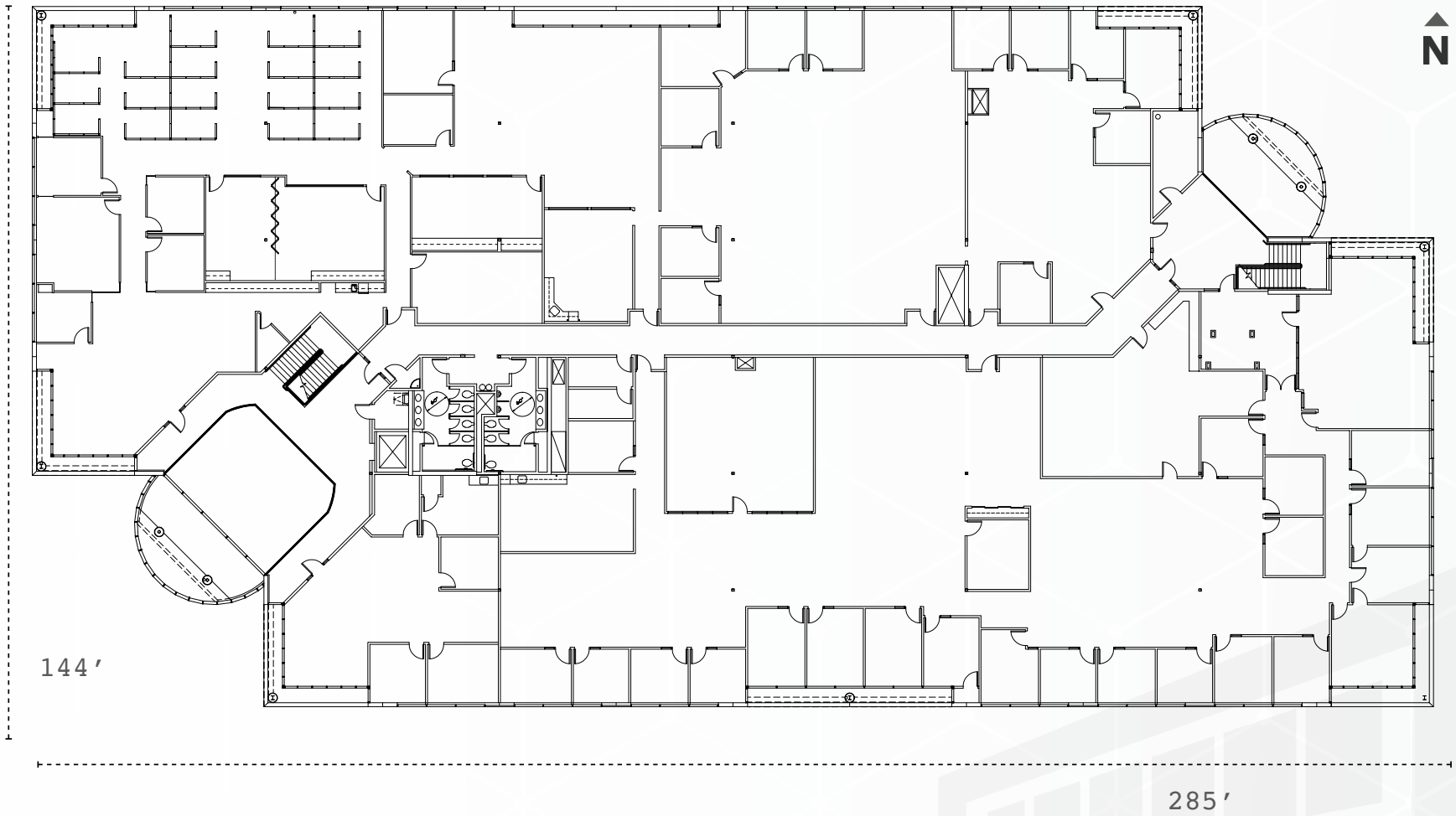
±235,000 ADT

SUISUN VALLEY ROAD

FIRST FLOOR | ±37,277 SF
PARTIAL CORRIDOR IN PLACE



SECOND FLOOR | ±37,277 SF MULTI-TENANT CORRIDOR IN PLACE



DEMOGRAPHICS



WORKFORCE

42,183
FAIRFIELD, CA

1.1 MILLION
REGION



COMMUTE PATTERN

107,000
OUT OF SOLANO COUNTY



MEDIAN HOME PRICE

\$495,680
FAIRFIELD, CA



AVERAGE DAILY TEMPERATURE

62°
FAIRFIELD, CA



DIVERSITY

FAIRFIELD IS LOCATED IN
1 OF THE 5
MOST RACIALLY DIVERSE COUNTIES
IN THE NATION

Demographic Data	1 Mile	3 Miles	5 Miles
2020 Population (Est)	7,745	17,766	54,861
Average Age	35.62	36.7	37.62
Average HH Income	\$148,120.09	\$144,541.72	\$130,010.92
College Degree	58.17%	54.59%	44.51%



AREA STATISTICS



WORKFORCE

51,800
FAIRFIELD, CA

202,400
SOLANO COUNTY



FAIRFIELD COLLEGE DEGREE % VS. CA

9.96% ASSOCIATES

18.7% BACHELOR'S

8.9% GRADUATE



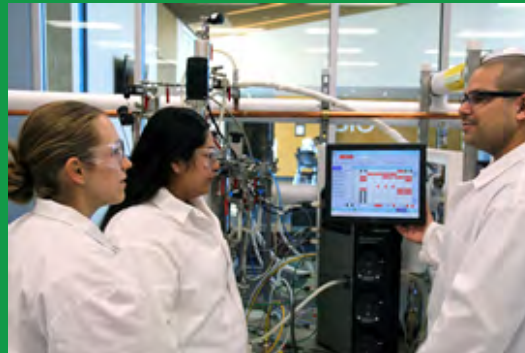
OF COLLEGES AND UNIVERSITIES

> 50 TWO & FOUR-YEAR
COLLEGES & UNIVERSITIES
WITHIN A 50-MILE RADIUS



SOLANO COMMUNITY COLLEGE BIOMANUFACTURING PROGRAM

Biomanufacturing Baccalaureate Program with classes are held at SCC's new Biomanufacturing building with state-of-the-art laboratories and equipment.



For more information: <http://www.solano.edu/biomanufacturing/>

COST OF DOING BUSINESS

FAIRFIELD AVERAGE ASKING RENTS

Contra Costa County: $\pm 39.80\%$ more than Fairfield

Oakland: $\pm 63.28\%$ more than Fairfield

SF Peninsula: $\pm 76.59\%$ more than Fairfield

MEDIAN HOURLY WAGES VS. SF

OCCUPATION	SOLANO COUNTY	SF & SAN MATEO COUNTIES	DIFFERENCE
Bioengineering	\$58.38	\$60.74	4.04%
Biological Scientist	\$43.80	\$51.81	18.3%
Microbiologist	\$35.98	\$51.46	43.0%
Life, Physical & Social Science	\$42.20	\$49.81	18.0%
Chemical Tech	\$23.27	\$23.60	1.42%

Source: State of CA Employment Development Department, LMI Division

AREA STATISTICS

QUALITY OF LIFE



MEDIAN HOME PRICES VS. SF

FAIRFIELD: \$495,680
 SAN FRANCISCO: \$1,450,000
 OAKLAND: \$858,000
 NAPA: \$725,000
 (Source: Redfin)



ACCESS TO AMENITIES

< 1 hour

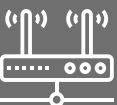
NAPA, SAN FRANCISCO, OAKLAND,
 BERKELEY, SACRAMENTO



UTILITIES AND INFRASTRUCTURE

24 MGD EXCESS AVAILABLE
 FAIRFIELD WATER SUPPLY

23.7 MGD
 FAIRFIELD WASTEWATER CAPACITY



DATA AVAILABILITY

FIBER (TIER 1)
 360 CAMPUS LANE

SOLANO COUNTY DISTRIBUTION LANES (INTERSTATES, HIGHWAY, PORTS, AIRPORTS, RAIL)



PORT	DISTANCE FROM FAIRFIELD, CA
Oakland	42.0 miles
San Francisco	45.8 miles
Richmond	34.0 miles
Benicia	19.7 miles
West Sacramento	40.3 miles

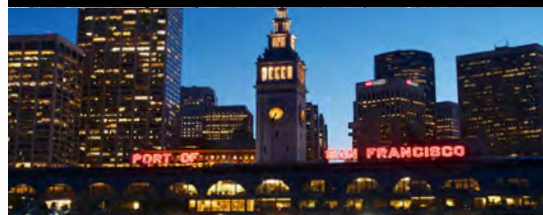
INTERNATIONAL AIRPORT	DISTANCE FROM FAIRFIELD, CA
Sacramento	47.4 miles
Oakland	49.8 miles
San Francisco	57.0 miles
San Jose	76.8 miles



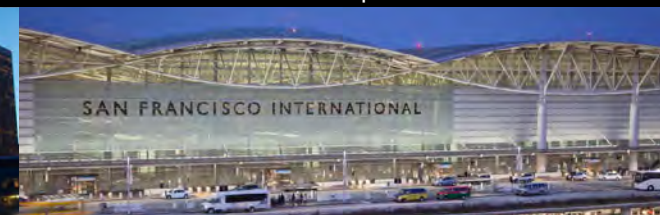
Port of Oakland



Sacramento International Airport



Port of San Francisco



San Francisco International Airport

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